

663 Merrill Drive NE
Calgary, Alberta

MLS # A2164446



\$379,900

Division:	Winston Heights/Mountview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,061 sq.ft.	Age:	1955 (69 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, See Remarks, Storage		

Inclusions: None

Welcome to this fantastic 3-bedroom townhome in the desirable Winston Heights/Mountain View community, steps from The Winston Golf Course, public transit, schools and Deerfoot Trail. The main floor features a spacious living room, kitchen, and dining area with large windows in the front and back, providing abundant natural light over the gleaming site-finished hardwood floors. The kitchen features S/S appliances, including a gas range and plenty of cabinet space. The main level is complete with an updated half bath and a rear entrance that leads to your south-facing private back porch, which is excellent for barbecuing on warm summer days. The upper floor features three spacious bedrooms and a beautifully renovated 4-piece bath with a tile surround tub/shower combo. The basement offers an additional living space, storage and laundry. Additional features include two assigned parking stalls, NO poly-b and newer windows. All you need is the key!